

**EXHIBIT B - CONDITIONS OF APPROVAL**  
DRC20013-00101 / McKernon-Cindrich

**Approved Development**

1. This approval authorizes a modification of the parking standards, to allow 24 parking spaces, of which 11 parking spaces would be provided on site and 13 parking spaces would be provided on neighboring parking lots via shared parking agreements, rather than the required 31 parking spaces due to reduced employee parking demand, site constraints and the availability of street parking.

**Conditions required to be completed at the time of application for construction permits**

***Site Development***

2. **At the time of application for construction permits** revised plans submitted shall show all development consistent with this approval including: closure of the South Main Street driveway and standardizing the 5<sup>th</sup> Street driveway; an updated site plan showing the reconfiguration of the existing onsite parking plan to comply with the minimum parking design and parking lot construction standards set forth in Chapter 22.18 Parking and Loading Standards; decorative landscaping or fencing to screen the parking lot from South Main Street and 5<sup>th</sup> Street; updated floor plans, architectural elevations. These plans shall be reviewed and approved by the Department of Planning and Building.
3. **At the time of application for construction permits**, the applicant shall provide details on any proposed exterior lighting, if applicable. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored.

***Fire Safety***

4. **At the time of application for construction permits**, all plans submitted to the Department of Planning and Building shall meet the fire and life safety requirements of the California Fire Code.

***Accessibility***

5. **At the time of application for construction permits**, all plans submitted to the Department of Planning and Building shall meet the California State Title 24 accessibility laws.

**Conditions to be completed prior to issuance of a construction permit**

***Shared Parking Agreement***

6. **Prior to issuance of a construction permit**, the applicant shall record a lease for the proposed shared parking agreement with the property owner's/businesses in a form that has been approved by County Counsel.

**Conditions to be completed prior to occupancy or final building inspection/establishment of the use**

7. **Prior to final building inspection or establishment of the use**, decorative landscaping/ fencing for the purpose of screening in accordance with the approved plan shall be installed. All decorative landscaping/fencing for the purpose of screening shall be maintained in a viable condition in perpetuity.

8. **Prior to occupancy of the structure associated with this approval**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.

**On-going conditions of approval (valid for the life of the project)**

9. This land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 22.64.070 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 22.64.080 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.
10. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 22.74.160 of the Land Use Ordinance.

***Shared Parking Agreement***

11. In the event that off-site parking is leased, the approved use shall be terminated within 60 days of termination of the lease providing parking, unless the parking is replaced with other spaces that satisfy the requirements of the Land Use Ordinance, Title 22, and have been reviewed and approved by the Planning and Building Department.